

# EXHIBIT C

**A. Settlement Statement**U.S. Department of Housing and  
Urban Development

OMB Approval No. 2502-0265

**B. Type of Loan**

1.  FHA    2.  FmHA    3.  Conv. Unins.  
 4.  VA    5.  Conv. Ins.

6. File Number:  
1568336

7. Loan Number:

8. Mortgage Insurance Case Number:

**C. Note:**

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:  
CBT GROUP LLCE. Name & Address of Seller:  
DAVID SANDERS  
  
PATTY SANDERS  
  
1031 QUALEX, LLC

F. Name &amp; Address of Lender:

G. Property Location:  
LOT HOGAN LANE  
HEMPSTEAD, TX 77445 (WALLER)H. Settlement Agent  
STEWART TITLE COMPANY  
2925 RICHMOND AVE, SUITE 1500, HOUSTON, TX 77098 (713) 528-5007  
Tax ID: 74-0923770I. Settlement Date / Disbursement Date  
2/28/2022 / 3/1/2022**J. Summary of Borrower's Transaction****100. Gross Amount Due From Borrower**

101. Contract sales price	\$80,000.00	401. Contract sales price	\$80,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	\$1,336.26	403.	
104.		404.	
105.		405.	

**Adjustments for items paid by seller in advance**

106. Homeowners Association Dues (Paid) 2/28/2022 to 1/1/2023	\$294.38	406. Homeowners Association Dues (Paid) 2/28/2022 to 1/1/2023	\$294.38
107. County taxes		407. County taxes	
108. Assessments 2/28/2022 to 7/31/2022 @ \$250.00/Year	\$104.79	408. Assessments 2/28/2022 to 7/31/2022 @ \$250.00/Year	\$104.79
109.		409.	
110.		410.	
111.		411.	
112.		412.	

**120. Gross Amount Due From Borrower**

\$81,735.43    420. Gross Amount Due To Seller    \$80,399.17

**200. Amounts Paid By Or In Behalf Of Borrower**

201. Deposit or Earnest Money	\$1,000.00	500. Reductions In Amount Due To Seller
202. Principal amount of new loan		501. Excess deposit (see instructions)
203. Existing loan taken subject to		502. Settlement Charges to Seller (line 1400)
204.		503. Existing loan(s) taken subject to
205.		504. Payoff of first mortgage loan
206.		505. Payoff of second mortgage loan
207.		506. Earnest money retained by
208.		507. Disbursed as proceeds (\$1,000.00)
209.		508. 1031 Exchange Funds to 1031 QualEx LLC
	<th>509.</th>	509.

**Adjustments for items unpaid by seller**

210. City/town taxes		510. City/town taxes
211. County taxes 1/1/2022 to 2/28/2022 @ \$1,155.04/Year	\$183.54	511. County taxes 1/1/2022 to 2/28/2022 @ \$1,155.04/Year
212. Assessments		512. Assessments
213.		513.
214.		514.
215.		515.
216.		516.
217.		517.
218.		518.
219.		519.

**220. Total Paid By/For Borrower**

\$1,183.54    520. Total Reduction Amount Due Seller    \$80,399.17

**300. Cash At Settlement From/To Borrower**

301. Gross Amount Due From Borrower (line 120)	\$81,735.43	600. Cash At Settlement To/From Seller
302. Less Amounts Paid By/For Borrower (line 220)	\$1,183.54	601. Gross Amount Due To Seller (line 420)
303. Cash	\$80,551.89	602. Less Deduction in Amt. Due To Seller (line 520)

 From     To Borrower603. Cash     To     From Seller

\$0.00

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<b>L. Settlement Charges</b>		
<b>700. Total Sales/Broker's Commission based on price \$80,000.00 @ 6.00 % = \$4,800.00</b>		
Division of Commission (line 700) as follows:		
701. \$2,400.00 to BHGRE Gary Greene	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$2,400.00 to Diverse City Realty		
703. Commission paid at Settlement		\$4,800.00
704.		
<b>800. Items Payable In Connection With Loan</b>		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
<b>900. Items Required By Lender To Be Paid In Advance</b>		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
<b>1000. Reserves Deposited With Lender</b>		
1001. Hazard Insurance		
1002. Mortgage Insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
<b>1100. Title Charges</b>		
1101. Settlement or closing fee to Stewart Title Company	\$400.00	\$400.00
1102. Abstract or title search		
1103. Title examination		
1105. Document preparation to Albert Buller, PC		\$75.00
1106. Notary fees to DFW Notary Series, LLC	\$125.00	
1107. Attorney's fees (includes above item numbers.)		
1108. Title insurance to Stewart Title Company (Includes above item numbers.)		\$698.00
1109. Lender's coverage Premium \$0.00 to Stewart Title Company		
1110. Owner's coverage \$80,000.00 Premium \$698.00 to Stewart Title Company		
1111. Area and Boundary Coverage (Non-Residential 15%) (Owner's) Endorsement(s) to Stewart Title Company	\$104.70	
1113. TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - STC		\$2.00
1114. Tax Certificate Fee to Stewart Title Company		\$64.95
1115. e Record Fee (Buyer/Borrower) to Stewart Title Company	\$4.00	
1116. e Record Fee (Seller) to Stewart Title Company		\$4.00
<b>1200. Government Recording and Transfer Charges</b>		
1201. Recording fees Deed \$26.00; Mortgage ;Release ;	\$26.00	
1202. County tax/stamps: Deed ;Mortgage ;		
1203. State tax/stamps: Deed ;Mortgage ;		
1204. Cty tax/stamps: Deed ;Mortgage ;		
1205. to Stewart Title Company		\$26.00
<b>1300. Additional Settlement Charges</b>		
1301. Survey to CBG Surveying Texas, LLC	\$676.56	
1302. Pest Inspection		
1305. Past Due Property Tax to Waller County Tax (POC \$1,259.02 by David Sanders)		
1306. 1031 Exchange Fee to 1031 QualEx LLC (POC \$950.00 by David Sanders)		
<b>1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)</b>	<b>\$1,336.26</b>	<b>\$6,069.95</b>

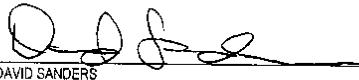
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.  
I further certify that I have received a copy of the HUD-1 Settlement Statement.

**BORROWERS**

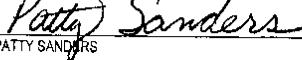
CBT Group LLC

BY: Giorgio Benvenuto, Managing Member

**SELLERS**



DAVID SANDERS



Patty Sanders

1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

BY: \_\_\_\_\_

Read and Approve \_\_\_\_\_

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent

DIANA JURISICH

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see, Title 18 U.S. Code, Section 1001 and Section 1010.

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

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**BORROWERS**

CBT Group LLC

Giorgio Benvenuto



03/01/2022  
08:24 AM CST

BY: Giorgio Benvenuto, Managing Member

**SELLERS**

DAVID SANDERS

PATTY SANDERS

1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

BY:

Read and Approve

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I have carefully reviewed the HUO-I Settlement Statement and to the best of my knowledge and belief it is true and contains a statement of all receipts and disbursements made on my account or by me in this transaction.  
I further certify that I have received a copy of the HUO-I Settlement Statement.

**BORROWERS**

CBT Group LLC

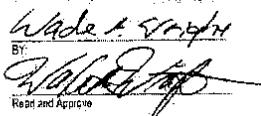
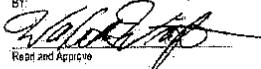
**SELLERS**

DAVID SANDERS

BY: Giorgio Benevento, Managing Member

**PATTY SANDEEN**

"1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

  
BY:  
  
Rept and Approve

The HUO-I Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

**Settlement Agent**



**Date**

2/28/2022

DANIEL JURICH

WARNING: It is a crime to knowingly make false statements to the United States of this or any other claim type. Penalties upon conviction can include a fine and imprisonment. For details see Title 18 U.S.C. Code Section 1021 and Section 1010.

**SUBSTANTIALLY FALSE 1039 SETTLEMENT STATEMENT:** The information contained in Article E. 3, II and I and on the 401 (or 4004) is as follows: Annex 403 and 304) 405, 407 and 406-412 (represents part of Buyer's real estate tax deposited to the HUO-I in escrow and to be paid to the Internal Revenue Service. If you are helped to file a return, a negligence penalty or other sanction will be imposed on you if this item is reported to be reported and the IRS determines that it has not been reported).

SECTION 1039 ATTACHMENT: If the item above has your personal identification, file Form 2110, Statement of Change of Personal Identification, for any gain, with your return including 61 other transactions, complete the applicable section from 4701, Part II (2022 edition Schedule 8) form 1045.

You are required to provide the Settlement Agent with your correct taxpayer identification number; you may be subject to civil or criminal penalties.

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**Supplemental Page  
HUD-1 Settlement Statement**

**Seller Addendum**

**Seller 1**

DAVID SANDERS  
28030 N HWY 6  
HEMPSTEAD, TX 77445

**Seller 2**

PATTY SANDERS  
28030 N. HWY  
HEMPSTEAD, TX 77445

**Seller 3**

1031 QUALEX, LLC  
PO BOX 4754  
FAYETTEVILLE, AR 72702